

Rental Applications

What the landlord can do:

- ask for character and financial references
- confirm your identity

What the landlord can't do:

- charge an application fee
- discriminate based on ancestry, race, perceived race, nationality, place of origin, religion, creed, disability, sex, sexual orientation, family status, marital status, or because you're receiving social assistance
- discriminate on the basis of age, unless the rental accommodations are exclusively for people over 55

Damage Deposits

Paying your damage deposit:

- deposits can be as much as one month's rent
- deposits are payable in two installments

Getting your damage deposit back:

- other than reasonable wear-and-tear, you must leave the place clean and undamaged
- return all keys
- provide a forwarding address

Disputes:

- to dispute a landlord's claim to your deposit, fill out the dispute notice attached to their claim and send it to the Office of Residential Tenancies

Privacy

Your right to reasonable privacy includes:

- freedom from unreasonable disturbances
- use of the common areas for reasonable and lawful purposes
- having guests

Your landlord has a right of access:

- when you have given permission
- if there is an emergency
- if the rental unit appears abandoned
- for reasonable purposes, provided you are given 24-hours' written notice
- shorter notice can be given when your place is being shown to a prospective renter

Moving Out

You can end a tenancy:

- by letting the lease come to an end
- with one month's notice, if you rent month-to-month
- immediately if the landlord has breached a material part of the rental agreement

The landlord can end a tenancy:

- by letting the lease come to an end
- immediately if rent is unpaid for 15 or more days
- with one month's notice in many other situations

Learn More

This is just an overview of some of the rules about renting a home.

For more information, go to plea.org and search "Renting a Home".

RENT



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Legal Information for Everyone

plea.org

THE RIGHTS CARD